

# COMMERCIAL DEVELOPMENT OPPORTUNITY FOR SALE



Land Adjacent to Durham  
City Football Club,  
Belmont Industrial  
Estate, Durham, DH1 1HP

## Bradley Hall

0191 232 8080

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1 Hood Street, Newcastle upon Tyne NE1 6JQ



# Key info



FREEHOLD  
OFFERS INVITED



Commercial  
Development  
Opportunity



Approximate  
Size Totalling  
**0.81 Hectares**  
**(1.99 Acres)**



Popular  
Industrial Estate



Durham  
Gilesgate  
Primary School  
(Ofsted: Good)



Freehold



Located just 2.4  
miles from  
Durham City  
Centre

Approximate boundary

# Location & Description

The subject premises are located adjacent to J62 of the A1M approximately 2 miles to the north east of Durham City Centre. The A690 dual carriageway connects Cathedral Park with Durham city centre. The site is well situated for Newcastle and Teesside airports, Intercity main line rail stations at both Newcastle and Durham and the ports of Tyneside and Teesside. The site is easily accessible and visible from the roadside upon entering Belmont Industrial Estate immediately adjacent to Durham City Football Club. The site measures approximately 1.99 acres (0.81 hectares).

# Planning Permission

A reserved matters application was approved for the erection of 1 no. office building (Class B1) and 1 no. leisure use building (Class D2) including details of siting, design and external appearance, means of access and landscaping. Alternative schemes may be considered subject to planning permission.



## Tenure

The site is sold freehold with vacant possession.

## Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

## Legal Costs

Each party is to bear their own legal costs involved in the transaction.

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### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

# Viewing & further information

**For all enquiries and viewing arrangements please contact Callum Armstrong or Mae Gordon.**

Tel: 0191 232 8080

Email: [callum.armstrong@bradleyhall.co.uk](mailto:callum.armstrong@bradleyhall.co.uk)  
[mae.gordon@bradleyhall.co.uk](mailto:mae.gordon@bradleyhall.co.uk)

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